

FILE NO. 90-74-3

ORDINANCE NO. 124-74

1 DESIGNATING THE SYLVESTER HOUSE AS A LANDMARK PURSUANT TO ARTICLE 10  
2 OF THE CITY PLANNING CODE.

3 Be it ordained by the people of the City and County of San Francisco:

4 Section 1. The Board of Supervisors hereby finds that the  
5 Sylvester House located at 1556 Revere Avenue, being Lot 13 in  
6 Assessor's Block 4654, has a special character and special historical,  
7 architectural and aesthetic interest and value, and that its  
8 designation as a Landmark will be in furtherance of and in  
9 conformance with the purposes of Article 10 of the City Planning  
10 Code and the standards set forth therein.

11 (a) Designation. Pursuant to Section 1004 of the City Planning  
12 Code, Chapter II, Part II of the San Francisco Municipal Code, the  
13 Sylvester House is hereby designated as a Landmark, this designation  
14 having been duly approved by Resolution No. 7105 of the City Planning  
15 Commission, which Resolution is on file with the Clerk of the Board  
16 of Supervisors under File No. 90-74-3.

17 (b) Required Data. The location and boundaries of the landmark  
18 site, the characteristics of the landmark which justify its  
19 designation, and the particular features that should be preserved,  
20 described and included in the said Resolution, are hereby  
21 incorporated herein and made a part hereof as though fully set forth.

24 APPROVED AS TO FORM:  
25 THOMAS M. O'CONNOR  
26 CITY ATTORNEY

RECOMMENDED:  
CITY PLANNING COMMISSION

27  
28  
29 By Robert A. Kennedy  
Deputy City Attorney

By Allan B. Jacobs  
Allan B. Jacobs  
Director of Planning

BOARD OF SUPERVISORS

Passed for Second Reading  
Board of Supervisors, San Francisco

FEB 25 1974

Ayes: Supervisors Barbagelata, Feinstein, Fran-  
cois, ~~Gonzales~~, Kopp, ~~Mendelsohn~~, Molinari, Nel-  
der, ~~Pelosi~~, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors GONZALES, MENDELSONN,

PELOSI

Robert J. Dolan Clerk

90-74-3  
File No.

MAR - 6 1974  
Approved

Read Second Time and Finally Passed  
Board of Supervisors, San Francisco

MAR 4 1974

Ayes: Supervisors Barbagelata, Feinstein, Fran-  
cois, Gonzales, Kopp, Mendelsohn, Molinari, Nel-  
der, Pelosi, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors FRANCOIS, PELOSI

I hereby certify that the foregoing ordinance was  
finally passed by the Board of Supervisors of the  
City and County of San Francisco.

Robert J. Dolan Clerk

Joseph L. Alton  
Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7105

WHEREAS, A proposal to designate the Sylvester House at 1556 Revere Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on October 17, 1973, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on November 29, 1973, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Sylvester House at 1556 Revere Avenue as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows;

Beginning at a point on the northeasterly line of Revere Avenue at a distance of 262.5 feet southeasterly of the intersection of Revere Avenue and Lane Street; thence southeasterly along the northeasterly line of Revere Avenue for a distance of 56.25 feet; thence at a right angle northeasterly for a distance of 100 feet; thence at a right angle southwesterly for a distance of 100 feet to the point of beginning. Being Lot 6 in Assessor's Block 5340; which property is known as 1556 Revere Avenue.

Second, that the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 95 as adopted on October 17, 1973, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, that the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM 73.6;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

CITY PLANNING COMMISSION

RESOLUTION NO. 7105  
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I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of November 29, 1973.

Lynn E. Pio  
Secretary

AYES: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda

NOES: None

ABSENT: None

PASSED: November 29, 1973

LANDMARKS PRESERVATION ADVISORY BOARD  
Case Report - Approved October 17, 1973

SYLVESTER HOUSE  
1556 REVERE AVENUE

LANDMARK NO 61

**OWNER:**

William H. Marshall.

**LOCATION:**

1556 Revere Street, north side of Revere Street between Keith and Lane Streets. The lot has a 56.25 foot frontage on Revere Street and a 100 foot depth, BEING Lot 6 in Assessor's Block No. 5340.

**HISTORY:**

The house was built by Stephen L. Piper, a prominent carpenter and house builder in the southern portion of San Francisco, now known as the Bayview District. Piper lived at Eighteenth Avenue South, near the Bayview Park, during the 1860's and 1870's. According to its style, the house was built between 1865 and 1870. City records show the Sylvester family residing in the house between 1884 and 1900. At that time, the house was located on the south side of Sumatra Street, between Savannah and Platte Streets. Sumatra Street was later renamed Quesada Street. In 1913 the house was moved to its present location on Revere Street. The basement was added at the time of the move, being constructed from the stables which stood on the Quesada Street lot.

The first evidence of the family in South San Francisco appears in 1879 when Daniel and John Sylvester were wholesale butchers and cattle dealers at First Avenue South. In 1870, this neighborhood was set aside by state law as Butchertown or the Butchers' Reservation.

**ARCHITECTURE:**

The two story wooden frame structure represents a variation of the Italianate style. The facade of the house stands high and four square; its main features include an expansive first floor porch, prominent upper story fenestration, and a projecting roof cornice. The front porch spans the entire facade, its roof covering the first floor windows and central front entrance. A row of six wooden Corinthian columns support the dentilated porch cornice. A low balustrade encloses the porch to the entrance way, which is approached by a wide center staircase. A large archway frames the paneled double door entry and overhead fanlight. The framing is finished in Gothic detailing.

The roof cornice is supported by a row of closely spaced consoles. The roof is low, pitched and sloping to the central ridge.

The fenestration is regular, with double hung arched windows. The framing of the windows is also Gothic. Each of the five upper story windows is flanked by fluted pilasters and surmounted by a projecting curvilinear pediment. Consoles and ornamental keystones form the base of the pediment.

**SURROUNDING LAND  
USE AND ZONING:**

The zoning of the lot and its immediately surrounding area is R-2, single and two-family dwellings. Zoning to the north and south is R-1; to the west is a large strip of C-2 zoning.